

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-049

Petitioner: TE Wash Holdings/ROC Wash Holdings, LLC

Rezoning Petition No.: 2021-049

Property: ± 1.25 acres located at 10270 Woodland Beaver Road (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Thursday, June 3, 2021. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 5/20/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, June 3, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Paul Sevene and Steve Knoll with TE Wash/ROC Wash Holdings and Kelsey Westwood with Kimley-Horn. Also in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting, welcomed everyone in attendance, and introduced the development team.

Steve Knoll, with Tommy's Carwash Express, described the Holland, MI based family-owned company, in business since 1969. With 66 carwashes operating currently and over 100 more in the development process, Tommy's has shown tremendous growth over the past five years. The membership based automated carwash service offers a high-capacity conveyor system and environmentally friendly operations, including water conservation and acrylic building structures to allow for more natural light and less dependency on electricity. Each Tommy's Carwash is independently operated and committed to contributing to the local community.

Mr. MacVean reviewed the proposed site plan which includes a 12-foot multi-use path along Albemarle Road and the same setbacks as previously approved. Access to the site will be from Beaver Farm Road and Woodland Beaver Road. Should the rezoning be finalized in September, it is anticipated for the 7-month construction process to begin in October of this year.

The typical Tommy's Carwash Express will operate generally during normal business hours with 4-5 employees per location.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about potential noise generated from the development. Steve Knoll explained that the noise is most often generated from the drying blowers at exit of the carwash building. It is with this in the mind that the building is oriented in a way to direct the exit towards adjacent commercial/non-residential uses.

Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Matt Newton, Charlotte City Council District 5 Representative
David Pettine, Charlotte Planning, Design and Development Department
Paul Sevene, TE Wash Holdings/ROC Wash Holdings, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2021-049	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-049	11123331	HAWTHORNE-MIDWAY VISTA PARK LLC			TUFFY PROPERTIES VISTA PARK LLC	PO BOX 56607		ATLANTA	GA	30343
2021-049	11123332	WOODLAND BEAVER FARMS LLC				C/O ERWIN CAPITAL INC	1521 PROVIDENCE DR	CHARLOTTE	NC	28211
2021-049	11123333	WOODLAND BEAVER FARMS LLC				C/O ERWIN CAPITAL INC	1521 PROVIDENCE DR	CHARLOTTE	NC	28211
2021-049	11123334	WOODLAND BEAVER FARMS LLC				C/O ERWIN CAPITAL INC	1521 PROVIDENCE DR	CHARLOTTE	NC	28211
2021-049	11123335	VARIETY SHADE LANDOWNERS OF VIRGINIA INC			ATTN: DAVID C COOMBS	632 UNBRIDLED LN		KELLER	TX	76248
2021-049	11123337	BEAVER FARMS OWNERS ASSOCIATION INC			C/O ERWIN CAPITAL INC	C/O ERWIN CAPITAL INC	1521 PROVIDENCE DR	CHARLOTTE	NC	28211
2021-049	11123339	HILLCREST FOODS INC				50 SATELLITE BLVD STE G		SUWANEE	GA	30024
2021-049	13715257	SXCW PROPERTIES II LLC				PO BOX 56607		ATLANTA	GA	30343
2021-049	13715258	BRUMIT RESTAURANT GROUP LLC				40 SEMINOLE ST		ASHEVILLE	NC	28803
2021-049	13715308	FIREPRO INVESTMENTS LLC				6626 E WT HARRIS BLVD STE 3		CHARLOTTE	NC	28215
2021-049	13715309	SXCW PROPERTIES II LLC				PO BOX 56607		ATLANTA	GA	30343
2021-049	13715320	CHAKRA INVESTMENTS LLC				13134 ALBEMARLE RD		MINT HILL	NC	28227
2021-049			Larkhaven Villag	Atreece	Bailey	14011 Haven Ridge Lane	304	Charlotte	NC	28215

2021-049	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-049	Larkhaven Village	Atreece	Bailey	14011 Haven Ridge Lane	304	Charlotte	NC	28215

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-049 – TE Wash Holdings/ROC Wash Holdings, LLC

Subject: Rezoning Petition No. 2021-049

Petitioner/Developer: TE Wash Holdings/ROC Wash Holdings, LLC

Current Land Use: Vacant

Existing Zoning: B-1(CD)

Rezoning Requested: B-2(CD)

Date and Time of Meeting: **Thursday, June 3, 2021 at 6:00 p.m.**

Virtual Meeting Registration: *Please register at <https://attendee.gotowebinar.com/register/3004683119202755855> to receive a secure meeting link.*

Date of Notice: 5/20/2021

We are assisting TE Wash Holdings/ROC Wash Holdings, LLC (the “Petitioner”) on a recently filed request for a request to rezone an approximately ±1.25-acre site located at 10270 Woodland Beaver Road (the “Site”) from B-1(CD) to B-2(CD). The request is to allow the development of the Site with non-residential uses to include a carwash. The proposed carwash use will include a single drive-thru building with exterior vacuum stations. Access to the Site will be from Beaver Farm Road and Woodland Beaver Road. There will be no access from Albemarle Road. The Site under the current B-1 zoning can be developed with other non-residential uses as well as residential uses, non-residential uses include restaurants with/or without a drive-through windows, offices, banks, other retail and commercial uses and carwashes as an accessory use only. However, the B-1 zoning district does not allow car washes as a principle use therefore the need to rezone the property to the B-2 zoning district.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, June 3, 2021, at 6:00 p.m.

Please register at <https://attendee.gotowebinar.com/register/3004683119202755855> in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call **704-331-3531** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Matt Newton, Charlotte City Council District 5 Representative
David Pettine, Charlotte Planning, Design and Development Department
Paul Sevene, TE Wash Holdings/ROC Wash Holdings, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**COMMUNITY MEETING
REZONING PETITION 2021-049**

JUNE 3, 2021

ATTENDEES

- 1 Matthew NEWTON
newtonarroyolaw@yahoo.com
- 2 Dustin BURROUGHS
dustinburroughs1990@gmail.com
- 3 Richard MANNING
rickjm1939@gmail.com
- 4 John KRAUSE
jboy21047@hotmail.com